

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael Y. Lo, Esq. BAR #101702 Law Offices of Michael Y. Lo 506 North Garfield Ave, Suite 280 Alhambra, CA 91801 Tel: 626.289.8838 Fax: 626.380.3333 Email: bklolaw@gmail.com	FOR COURT USE ONLY
<input type="checkbox"/> Debtor appearing without attorney	
<input checked="" type="checkbox"/> Attorney for Debtor	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: Sandra Tseng	CASE NO.: 6:13-bk-14571-MJ CHAPTER: 13 NOTICE OF MOTION AND MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f) (REAL PROPERTY) [No hearing required unless requested under LBR 9013-1(o)] Debtor(s).

Creditor Name: Discover Bank

1. TO THE CREDITOR, CREDITOR'S ATTORNEY AND OTHER INTERESTED PARTIES:
2. NOTICE IS HEREBY GIVEN that the Debtor hereby moves this court for an order, without a hearing, avoiding a lien on the grounds set forth below.
3. **Deadline for Opposition Papers:**
Pursuant to LBR 9013-1(o), any party objecting to the motion may file and serve a written objection and request a hearing on this motion. If you fail to file a written response within 14 days of the date of service of this notice of motion and motion, plus an additional 3 days unless this notice of motion and motion was served by personal delivery or posting as described in F.R.Civ.P. 5(b)(2)(A)-(B), the court may treat such failure as a waiver of your right to oppose this motion and may grant the requested relief.

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

4. Type of Case:

a. A voluntary petition under chapter 7 11 12 13 was filed on: 03/15/2013

b. An involuntary petition under chapter 7 11 was filed on: _____

An order of relief under chapter 7 11 was entered on: _____

c. An order of conversion to chapter 7 11 12 13 was entered on: _____

d. Other: _____

5. Procedural Status:

a. Name of trustee appointed (if any): Rod Danielson, Chapter 13 Trustee

b. Name of attorney of record for trustee (if any): _____

6. Debtor claims an exemption in the subject real property under:

a. California Code of Civil Procedure § 703.140(b)(1) (Homestead): Exemption amount claimed on schedules: \$ 2,348.57

b. California Code of Civil Procedure § _____ Exemption amount claimed on schedules: \$ _____

c. Other statute (specify): _____

7. Debtor's entitlement to an exemption is impaired by judicial lien, the details of which are as follows:

a. Date of entry of judgment (specify): 12/16/2010

b. Case name (specify): Discover Bank vs. Sandra Tseng

c. Docket number (specify): RIC1001909

d. Date of recordation of lien (specify): 01/25/2011

e. Recorder's instrument number or map/book/page (specify): 2011-0039791

8. The property claimed to be exempt is as follows:

a. Street address (specify): 14127 Tiger Lily Ct., Corona, CA 92880

b. Legal description (specify): LOT NO. 54 OF TRACT NO. 28687, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA See attached page

9. Debtor acquired the property claimed exempt on the following date (specify): 04/20/2005

10. Debtor alleges that the fair market value of the property claimed exempt is: \$ 325,000.00

11. The subject property is encumbered with the following liens (list mortgages and other liens in order of priority and place an "X" as to the lien to be avoided by this motion):

List of Liens on Subject Property					
Holder	Priority	Date of Lien	Amount of Lien	Interest	Date Acquired
HSBC Bank	<input type="checkbox"/>	03/07/2007	\$ 417,000.00	\$ 382,746.23	03/15/2013
HSBC Bank	<input type="checkbox"/>	03/07/2007	\$ 167,800.00	\$ 171,634.30	08/15/2012
Discover Bank	<input checked="" type="checkbox"/>	01/25/2011	\$ 13,142.72	\$ 15,880.72	02/25/2013
	<input type="checkbox"/>		\$	\$	

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

12. Debtor attaches copies of the following documents in support of the motion (as appropriate):

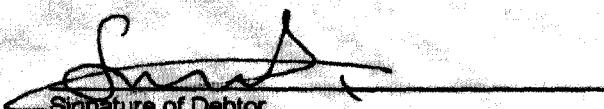
- a. Schedule C listing all exemptions claimed by Debtor
- b. Appraisal of the property
- c. Documents showing current balance due as to the liens specified in paragraph 11 above
- d. Recorded Abstract of Judgment
- e. Recorded Declaration of Homestead (Homestead Exemption)
- f. Declaration(s)
- g. Other (specify):

13. Total number of attached pages of supporting documentation: 39

14. Debtor declares under penalty of perjury under the laws of the United States that the foregoing is true and correct.

WHEREFORE, Debtor prays that this court issue an order (a copy of the form of which is submitted herewith and has been served) avoiding the creditor's lien.

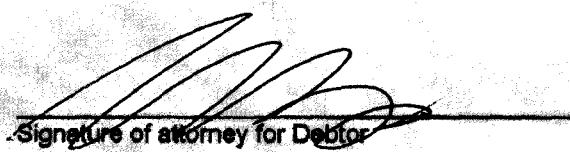
Date: 04/11/2013



Signature of Debtor

Sandra Tseng
Printed name of Debtor

Date: 04/11/2013



Signature of attorney for Debtor

Michael Y. Lo, Esq.
Printed name of attorney for Debtor

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
506 North Garfield Avenue, Suite 280, Alhambra, CA 91802

A true and correct copy of the foregoing document entitled: **NOTICE OF MOTION AND MOTION TO AVOID LIEN
UNDER 11 U.S.C. § 522(f) (REAL PROPERTY)** will be served or was served (a) on the judge in chambers in the
form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General
Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date)
05/09/2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the
following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Rod Danielson, Chapter 13 Trustee
notice-efile@rodan13.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 05/09/2013, I served the following persons and/or entities at the last known addresses in this bankruptcy
case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail,
first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the
judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method
for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the
following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to
such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration
that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is
filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/09/2013 Kelvin Lo
Date Printed Name


Signature

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

This motion is brought for an order to avoid judicial lien held by Discover Bank on the debtor's principal residence at 14127 Tiger Lily Ct, Corona, CA 92880. The motion is brought in good faith as it appears no creditors will be impacted adversely with the approval of this motion.

If you would like to request a full copy of the motion, please contact Law Offices of Michael Y. Lo at 626-289-8838 or email bklolaw@gmail.com

1 Honorable Judge Meredith Jury
2 United States Bankruptcy Court
3 3420 Twelfth Street, Suite 325/Courtroom 301
4 Riverside, CA 92501-3819

3
4 **Directly Affected Creditors Served with Notice of Motion and Motion with Attached Exhibits Pursuant**
to LBR 9013-1(o)(1)(B)

5 David Nelms, CEO
6 Discover Bank
7 502 E. Market Street
Greenwood, DE 19950
Sussex County

8 Discover Bank
9 c/o Tara Muren, Esq. or Mandie Bullock Esq.
CIR Law Offices, LLP
10 8665 Gibbs Dr, Suite 150
San Diego, CA 92123

11 Discover Financial Serv LLC
PO Box 15316
12 Wilmington, DE 19850

13 HSBC Bank
2929 Walden Ave.
14 Depew, NY 14043

15 **Creditors Only Served with Notice of Motion Pursuant to LBR 9013-1(o)(1)(A)(iii)**

16 Asset Acceptance LLC
PO Box 1630
17 Warren, MI 48090
Pinnacle Credit Services
7900 Highway 7 #100
Minneapolis, MN 55426

18 Citi Cards/Citibank
PO Box 6241
19 Sioux Falls, SD 57117
Portfolio Recovery Associates
120 Corporate Blvd. Suite 100
Norfolk, VA 23502

20 Collection Consultants of Calif
6100 San Fernando Road
21 Suite 211
Glendale, CA 91201

22 GECRB/AMAZON
PO Box 965015
23 Orlando, FL 32896

24 IRS
25 PO Box 7346
Philadelphia, PA 19101-7346

26 Midland Funding LLC
8875 Aero Dr.
27 San Diego, CA 92123

EXHIBIT A

Miscellaneous:

6:13-bk-14571-MJ Sandra Tseng

Type: bk

Chapter: 13 v

Office: 6 (Riverside)

Assets: y

Judge: MJ

U.S. Bankruptcy Court

Central District Of California

Notice of Electronic Filing

The following transaction was received from Michael Y Lo entered on 4/10/2013 at 1:20 PM PDT and filed on 4/10/2013

Case Name: Sandra Tseng

Case Number: 6:13-bk-14571-MJ

Document Number: 16

Docket Text:

Amended Schedule C Filed by Debtor Sandra Tseng. (Lo, Michael)

The following document(s) are associated with this transaction:

Document description: Main Document

Original filename: Amended C with cover sheet.pdf

Electronic document Stamp:

[STAMP_bkecfStamp_ID=1106918562 [Date=4/10/2013] [FileNumber=63266543-0] [10974af60943494b3f57af2539a7aa177690fb9396778bdd1f7b63a69c9ba89a04aa04703aa8396bbdde2ca5a2fc8b53499c485325d9f8c29a15863d6dd49d35]]

6:13-bk-14571-MJ Notice will be electronically mailed to:

Rod (MJ) Danielson (TR)
notice-efile@rodan13.com

Megan E Lees on behalf of Interested Party Courtesy NEF
ecfcacb@piteduncan.com

Michael Y Lo on behalf of Debtor Sandra Tseng
michaellolaw@yahoo.com, bklolaw@gmail.com

United States Trustee (RS)
ustpregion16.rs.ecf@usdoj.gov

6:13-bk-14571-MJ Notice will not be electronically mailed to:

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

Filer's Name:	Michael Y. Lo, Esq.	Atty Name (if applicable):	Michael Y. Lo, Esq.
Street Address:	506 North Garfield Ave #280 Alhambra, CA 91801	CA Bar No. (if applicable):	101702
Filer's Telephone No.:	626-289-8838	Atty Fax No. (if applicable):	626-380-3333

In re:	Case No. 6:13-bk-14571-MJ
Sandra Tseng	Chapter 13

AMENDED SCHEDULE(S) AND/OR STATEMENT(S)

A filing fee of \$30.00 is required to amend any or all of Schedules "D" through "F." An addendum mailing list is also required as an attachment if creditors are being added to the creditors list. Is/are creditor(s) being added?

Yes No

Indicate below which schedule(s) and/or statement(s) is(are) being amended.

A B C D E F G H I J
 Statement of Social Security Number(s) Statement of Financial Affairs
 Statement of Intention Other

NOTE: IT IS THE RESPONSIBILITY OF THE DEBTOR TO MAIL COPIES OF ALL AMENDMENTS TO THE TRUSTEE AND TO NOTICE ALL CREDITORS LISTED IN THE AMENDED SCHEDULE(S) AND TO COMPLETE AND FILE WITH THE COURT THE PROOF OF SERVICE ATTACHED.

I/We, Sandra Tseng, the person(s) who subscribed to the foregoing Amended Schedule(s) and/or Statement(s) do hereby declare under penalty of perjury that the foregoing is true and correct.

****FOR COURT USE ONLY****

DATED: April 10th, 2013

/s/ Sandra Tseng
Sandra Tseng
Debtor Signature

Co-Debtor Signature

****SEE PROOF OF SERVICE****

PROOF OF SERVICE

I hereby certify that a copy of the Amendment(s) was(were) mailed to the Trustee and that notice was given to the additional creditors listed.

DATED: April 10th, 2013

Kelvin Lo
Print or Type Name

/s/ Kelvin Lo
Signature

(SEE ATTACHED MAILING LIST.)

Rod Danielson, Chapter 13 Trustee
notice-efile@rodan13.com

B6C (Official Form 6C) (4/10)

In re Sandra Tseng

Case No. _____

Debtor

SCHEDULE C - PROPERTY CLAIMED AS EXEMPT - AMENDED

Debtor claims the exemptions to which debtor is entitled under:

(Check one box)

11 U.S.C. §522(b)(2)
 11 U.S.C. §522(b)(3)

Check if debtor claims a homestead exemption that exceeds
\$146,450. (Amount subject to adjustment on 4/1/13, and every three years thereafter
with respect to cases commenced on or after the date of adjustment.)

Description of Property	Specify Law Providing Each Exemption	Value of Claimed Exemption	Current Value of Property Without Deducting Exemption
Real Property			
14127 Tiger Lily Ct. Corona, CA 92880	C.C.P. § 703.140(b)(1)	2,348.57	319,275.00
Checking, Savings, or Other Financial Accounts, Certificates of Deposit			
Wells Fargo Savings Acct Ending in 2861	C.C.P. § 703.140(b)(5)	10,000.00	0.00
Wells Fargo Checking Acct Ending in 6149	C.C.P. § 703.140(b)(5)	1,926.43	1,926.43
Household Goods and Furnishings			
Sofa 1, Sofa 2 Dinning Table Coffee Table 1 Coffee Table 2 TV 1 TV 2 Bed 1 Bed 2 Bed 3 Dresser 1 Dresser 2 Washer Dryer Refrigerator Office Desk	C.C.P. § 703.140(b)(3)	3,000.00	3,000.00
Books, Pictures and Other Art Objects; Collectibles			
Books	C.C.P. § 703.140(b)(5)	200.00	200.00
Wearing Apparel			
Everyday Clothing	C.C.P. § 703.140(b)(3)	500.00	500.00
Furs and Jewelry			
Gold Rings	C.C.P. § 703.140(b)(4)	800.00	800.00
Stock and Interests in Businesses			
Marketstone Technology Inc. Computer software consulting corporation (no assets) (Husband is 100% Shareholder)	C.C.P. § 703.140(b)(5)	10,000.00	0.00
Office Equipment, Furnishings and Supplies			
Computers, Laptops	C.C.P. § 703.140(b)(5)	600.00	600.00

Total: 29,375.00 326,301.430 continuation sheets attached to Schedule of Property Claimed as Exempt

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Best Case Bankruptcy

EXHIBIT B

Owner	Sandra Tseng	File No.	130337
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo		



03/22/2013

14127 Tiger Lily Ct
.13 Acres M/L In Lot 54 Mb 339/056 Tr 28687
Corona, CA 92880

Law Offices of Michael Y. Lo

URAR	1
Additional Comparables 4-6	7
UAD Definitions Addendum	8
TRULIA MARKET TRENDS(SUBJECT ZIP CODE)	11
SUBJECT PROPPRTY PROFILE	12
AERIAL MAP	13
PLAT Map	14
Building Sketch (Page - 1)	15
Location Map	16
Subject Photos	17
Interior Photos	18
Comparable Photos 1-3	19
Comparable Photos 4-6	20
Scanned Document	21

Uniform Residential Appraisal Report

File # 130337

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.					
Property Address 14127 Tiger Lily Ct		City Corona		State CA Zip Code 92880	
Borrower Owner of Public Record Sandra Tseng		County Riverside			
Legal Description .13 Acres M/L In Lot 54 Mb 339/056 Tr 28687					
Assessor's Parcel # 144-361-024		Tax Year 2011		R.E. Taxes \$ 5,949	
Neighborhood Name Eastvale		Map Reference 713A2		Census Tract 406.11	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$ 0		<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)					
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Market Value					
Lender/Client Law Offices of Michael Y. Lo		Address 506 North Garfield Ave, Suite 280, Alhambra, CA 91801			
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Report data source(s) used, offering price(s), and date(s). MLS					

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s) NDC DATA
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, report the total dollar amount and describe the items to be paid.			

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	200	Low 5	Multi-Family	%			
Neighborhood Boundaries BOUNDED TO THE NORTH BY EDISON AVE., TO THE EAST BY ARCHIBALD AVE., TO THE SOUTH BY SCHLEISMAN RD., AND TO THE WEST BY EUCLID AVE.		500	High 40	Commercial	3 %			

Neighborhood Description NEWER RESIDENTIAL NEIGHBORHOOD OF EASTVALE CONSISTS OF MOSTLY NEWER CONFORMING TRACT HOMES/PUD'S ABOUT 2 MILES FROM SANTA ANA RIVER PARKS. ABOVE AVERAGE EMPLOYMENT STABILITY. CONVENIENT TO MOST COMMUNITY SERVICES AND CONSUMER NEEDS. ACCESS TO THE 15 FREEWAY IS 2 MILES TO THE EAST.

Market Conditions (including support for the above conclusions) THE AVERAGE MARKETING TIME IN THE SUBJECT'S NEIGHBORHOOD IS 2-4 MONTHS. TYPICAL CONVENTIONAL, FIXED, ADJUSTABLE, FHA AND VA FINANCING ARE AVAILABLE IN THE SUBJECT'S AREA. CURRENT MARKET CONDITIONS APPEARED TO BE INCREASING(SEE ATTACHED 1004MC & TRULIA MARKET TRENDS FOR DETAILS).

Dimensions 55' X 101.09'	Area 5560 sf	Shape RECTANGULAR	View N;Res;
Specific Zoning Classification R1	Zoning Description SINGLE FAMILY RESIDENCE		
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity <input checked="" type="checkbox"/>	<input type="checkbox"/>	Water <input checked="" type="checkbox"/>	<input type="checkbox"/>	Street ASPHALT <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley NONE <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone C	FEMA Map # 0602450680A	FEMA Map Date 09/26/2008				
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							

NO APPARENT ADVERSE EASEMENTS, ENCROACHMENT NOR OTHER ADVERSE CONDITIONS. TITLE POLICY HAS NOT BEEN REVIEWED BY APPRAISER.

General Description		Foundation		Exterior Description		materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE/GD	Floors	WD,CPT,TILE /GD			
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	STUCCO/GD	Walls	DRYWALL/GD			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	TILE ROOF/GD	Trim/Finish	WOOD/GD			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	GUTTER/GD	Bath Floor	TILE/GD			
Design (Style) Contemporary	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DUAL PANE/GD	Bath Wainscot	TILE/GD			
Year Built 2004	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	adequate	Car Storage	<input type="checkbox"/> None			
Effective Age (Yrs) 3-5	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	SCREENS/GD	<input checked="" type="checkbox"/> Driveway	# of Cars 3			
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	CONCRETE			
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence yes	<input checked="" type="checkbox"/> Garage # of Cars 3					
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	<input checked="" type="checkbox"/> Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck COV. <input checked="" type="checkbox"/> Porch YES	<input type="checkbox"/> Carport # of Cars 0					
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool NONE <input type="checkbox"/> Other NONE	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in					

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 9 Rooms 5 Bedrooms 3.0 Bath(s) 2,760 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) SUBJECT HAS WOOD AND TILE FLOORING, DUAL ZONE A/C, GRANITE KITCHEN

COUNTERTOPS, STAINLESS STEEL APPLIANCES, RECESSED LIGHTING, PLATATION SHUTTERS, BUILT-IN BBQ.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;SUBJECT IS IN GOOD CONDITION. QUALITY OF CONSTRUCTION IS TYPICAL IN THE AREA. PHYSICAL DEPRECIATION IS GIVEN DUE TO AGE. NO EXTERNAL OR FUNCTIONAL INADEQUACIES ARE OBSERVED.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

THE APPRAISER IS NOT A HOME INSPECTOR, AND RECOMMENDS THE CLIENT RETAIN AN EXPERT TO DETERMINE WHETHER ANY ADVERSE CONDITIONS(I.E. STRUCTURAL, MECHANICAL, ETC.) DO EXIST.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 130337

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 240,000 to \$ 458,000 .									
There are 71 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 248,000 to \$ 469,000 .									
FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address 14127 Tiger Lily Ct Corona, CA 92880		13765 Woodcrest Ct Corona, CA 92880		7840 Serenity Falls Rd Corona, CA 92880		14072 Almond Grove Ct Corona, CA 92880			
Proximity to Subject		0.95 miles NE		0.19 miles SE		0.06 miles E			
Sale Price \$				\$ 330,000		\$ 330,000		\$ 300,000	
Sale Price/Gross Liv. Area \$ sq.ft.		\$ 117.06 sq.ft.		\$ 122.00 sq.ft.		\$ 108.81 sq.ft.			
Data Source(s)		CRMLS#C12078962 ;DOM 10		CRMLS#K12097324;DOM 61		CRMLS# P779407 ;DOM 449			
Verification Source(s)		DOC#7972		DOC#470206		DOC#471485			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION	
Sales or Financing Concessions		ArmLth Conv;0		Short Conv;0				Short Conv;0	
Date of Sale/Time		s01/13;c11/12		s10/12;c08/12				s10/12;c06/12	
Location		N;Res;		N;Res;				N;Res;	
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple	
Site 5560 sf		6534 sf		-5,000 8276 sf				-13,500 5662 sf 0	
View N;Res;		N;Res;		N;Res;				N;Res;	
Design (Style) Contemporary		Contemporary		Contemporary				Contemporary	
Quality of Construction Q3		Q3		Q3				Q3	
Actual Age 9		11		0 7				0 9	
Condition C3		C3		C3				C3	
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	+2,500	Total Bdrms. Baths
Room Count		9	5	3.0	9	4	3.0	0	9 5 3.0
Gross Living Area		2,760 sq.ft.		2,819 sq.ft.		-3,000 2,705 sq.ft.		+2,500 2,757 sq.ft. 0	
Basement & Finished Rooms Below Grade		0sf		0sf		0sf		0sf	
Functional Utility		GOOD		GOOD		GOOD		GOOD	
Heating/Cooling		FAU/CAC		FAU/CAC		FAU/CAC		FAU/CAC	
Energy Efficient Items		NONE		NONE		NONE		NONE	
Garage/Carport		3CAR GARAGE		2CAR GARAGE		+5,000 3CAR GARAGE		3CAR GARAGE	
Porch/Patio/Deck		PORCH		PORCH		PORCH		PORCH	
AMENITIES:		NONE		NONE		NONE		NONE	
DAYS ON MARKET		NONE		10 DAYS		0 61 DAYS		0 449 DAYS 0	
APN#		144-361-024		152-153-023		0 130-480-030		0 144-361-008 0	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -500		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -6,000 <input type="checkbox"/> + <input type="checkbox"/> - \$ 0	
Adjusted Sale Price of Comparables		Net Adj. 0.2 %		Gross Adj. 4.7 % \$ 329,500		Net Adj. 1.8 %		Net Adj. 0 %	
				Gross Adj. 6.4 % \$ 324,000				Gross Adj. 0 % \$ 300,000	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explainMy research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MLS,REALIST

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS/REALIST

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CRMLS	CRMLS	CRMLS	CRMLS
Effective Date of Data Source(s)	03/22/2013	03/22/2013	03/22/2013	03/22/2013

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT HAS NO PRIOR SALE WITHIN THE LAST 36 MONTHS. ALL COMPARABLES HAVE NO PRIOR SALE WITHIN 12 MONTHS

Summary of Sales Comparison Approach ADJUSTMENTS:\$50/SF-GLA,\$5/SF-SITE, \$2,500/BEDROOM, \$5,000/BATH, \$300/YR-AGE, A thorough search in the subject's market area was performed to determine the most comparable properties to the subject. The sales utilized are considered to be the most recent and pertinent sales in the subject neighborhood. All comparables are similar to the subject in terms of overall market appeal. All adjustments were based on the contributory market value of each relative to the subject. All comparables were equally considered in the final estimation of market value via the direct sales comparison approach.

Indicated Value by Sales Comparison Approach \$ 325,000

Indicated Value by: Sales Comparison Approach \$ 325,000 Cost Approach (if developed) \$ 325,694 Income Approach (if developed) \$

MOST HOMES IN THE AREA ARE OWNER OCCUPIED, AND INCOME APPROACH IS NOT CONSIDERED RELEVANT. THE COST APPROACH IS WEAKENED BY THE INABILITY TO ACCURATELY MEASURE LAND VALUE AND ACCRUED DEPRECIATION. MOST WEIGHT GIVEN TO THE MARKET APPROACH.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: THIS SUMMARY APPRAISAL IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY AND NOT FOR ANY OTHER USE.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 325,000 , as of 03/22/2013 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Uniform Residential Appraisal Report

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I have not appraised or reviewed an appraisal on the subject property within the past three years.

The estimated exposure time for the subject is 60 to 120 days.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)				
Provide adequate information for the lender/client to replicate the below cost figures and calculations.				
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) LAND VALUE IS DERIVED FROM ABSTRACTION AND CONFORMS TO THE AREA.				
COST APPROACH	ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 25,000		
	Source of cost data MARSHALL & SWIFT	DWELLING 2,760 Sq.Ft. @ \$ 100.00 = \$	276,000
	Quality rating from cost service C Effective date of cost data 03/13	0 Sq.Ft. @ \$ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	 = \$	
	SEE ATTACHED SKETCH	Garage/Carport 750 Sq.Ft. @ \$ 30.00 = \$	22,500
	LAND VALUE DERIVED FROM ABSTRACTION AND CONFORMS TO THE AREA.	Total Estimate of Cost-New = \$	298,500
	LAND TO IMPROVEMENT VALUE RATIO IS TYPICAL FOR THE AREA.	Less Physical	Functional	External
	COST INFORMATION IS SUPPLIED BY MARSHALL & SWIFT RESIDENTIAL COST BOOK.	Depreciation 12,806		= \$(12,806)
		Depreciated Cost of Improvements = \$	285,694
	Estimated Remaining Economic Life (HUD and VA only) 67 Years	"As-is" Value of Site Improvements = \$	15,000
INCOME APPROACH TO VALUE (not required by Fannie Mae)				
INCOME	Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM)			
PROJECT INFORMATION FOR PUDs (if applicable)				
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached				
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.				
Legal Name of Project				
Total number of phases	Total number of units	Total number of units sold		
Total number of units rented	Total number of units for sale	Data source(s)		
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.				
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source				
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.				
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.				
Describe common elements and recreational facilities.				

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER TONY HWANG

Signature 
Name TONY HWANG
Company Name SOCAL APPRAISAL NETWORK
Company Address 1615 W. 27TH ST.
SAN PEDRO, CA 90732
Telephone Number (626)448-1149
Email Address TONYHWANGAPPRaisal@gmail.com
Date of Signature and Report 03/25/2013
Effective Date of Appraisal 03/22/2013
State Certification # AG004083
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 02/03/2015

ADDRESS OF PROPERTY APPRAISED

14127 Tiger Lily Ct
Corona, CA 92880

APPRaised VALUE OF SUBJECT PROPERTY \$ 325,000

LENDER/CLIENT

Name No AMC
Company Name Law Offices of Michael Y. Lo
Company Address 506 North Garfield Ave, Suite 280, Alhambra,
CA 91801
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

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FEATURE		SUBJECT		COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6					
SALES COMPARISON APPROACH	Address	14127 Tiger Lily Ct Corona, CA 92880		7663 Windflower Ct Corona, CA 92880			7315 Valley Meadow Ave Corona, CA 92880			7456 Clementine Dr Corona, CA 92880					
	Proximity to Subject			0.18 miles NE			0.54 miles N			0.37 miles N					
	Sale Price	\$		\$	350,000		\$	344,500		\$	313,400				
	Sale Price/Gross Liv. Area	\$	sq.ft.	\$	148.56 sq.ft.		\$	115.80 sq.ft.		\$	120.54 sq.ft.				
	Data Source(s)				CRMLS#H12124509;DOM 9			CRMLS#E11150092 ;DOM 274			CRMLS#P834087 ;DOM 143				
	Verification Source(s)				DOC#76176			PENDING SALE			PENDING SALE				
	VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment			
	Sales or Financing Concessions			Short Conv;0			Short CTNL;0			Short CTNL;0					
	Date of Sale/Time				s02/13;c10/12			c01/13			c09/12				
	Location	N;Res;		N;Res;			N;Res;			N;Res;					
	Leasehold/Fee Simple	Fee Simple		Fee Simple			Fee Simple			Fee Simple					
	Site	5560 sf		6098 sf		-2,500	6534 sf			-5,000 5663 sf		0			
	View	N;Res;		N;Res;			N;Res;			N;Res;					
	Design (Style)	Contemporary		Contemporary			Contemporary			Contemporary					
	Quality of Construction	Q3		Q3			Q3			Q3					
	Actual Age	9		12		0	12		0	12		0			
	Condition	C3		C3			C3			C3					
	Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	+2,500	Total	Bdrms.	Baths	+2,500			
	Room Count	9	5	3.0	9	4	2.1	+2,500	9	5	3.0	8			
	Gross Living Area	2,760 sq.ft.			2,356 sq.ft.			+20,000	2,975 sq.ft.			-11,000	2,600 sq.ft.		
Basement & Finished Rooms Below Grade	0sf		0sf			0sf			0sf						
Functional Utility	GOOD		GOOD			GOOD			GOOD						
Heating/Cooling	FAU/CAC		FAU/CAC			FAU/CAC			FAU/CAC						
Energy Efficient Items	NONE		NONE			NONE			NONE						
Garage/Carport	3CAR GARAGE		2CAR GARAGE		+5,000	2CAR GARAGE		+5,000	3CAR GARAGE						
Porch/Patio/Deck	PORCH		PORCH			PORCH			PORCH						
AMENITIES:	NONE		NONE			POOL/SPA		-10,000	NONE						
DAYS ON MARKET	NONE		10 DAYS		0	274 DAYS		0	143 DAYS		0				
APN#	144-361-024		152-153-023		0	144-240-001		0	144-190-017		0				
Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 27,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -21,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 10,500							
Adjusted Sale Price of Comparables			Net Adj. 7.9 %		Net Adj. 6.1 %		Net Adj. 3.4 %								
			Gross Adj. 9.3 % \$ 377,500	Gross Adj. 9.0 % \$ 323,500	Gross Adj. 3.4 % \$ 323,900										
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).															
SALE HISTORY	ITEM	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6				
	Date of Prior Sale/Transfer														
	Price of Prior Sale/Transfer														
	Data Source(s)	CRMLS			CRMLS			CRMLS			CRMLS				
	Effective Date of Data Source(s)	03/22/2013			03/22/2013			03/22/2013			03/22/2013				
Analysis of prior sale or transfer history of the subject property and comparable sales															
ANALYSIS / COMMENTS	Analysis/Comments														

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

TRULIA MARKET TRENDS(SUBJECT ZIP CODE)

Owner	Sandra Tseng			
Property Address	14127 Tiger Lily Ct			
City	Corona	County	Riverside	State
Client	Law Offices of Michael Y. Lo		CA	Zip Code 92880

Median Sales Price in 92880

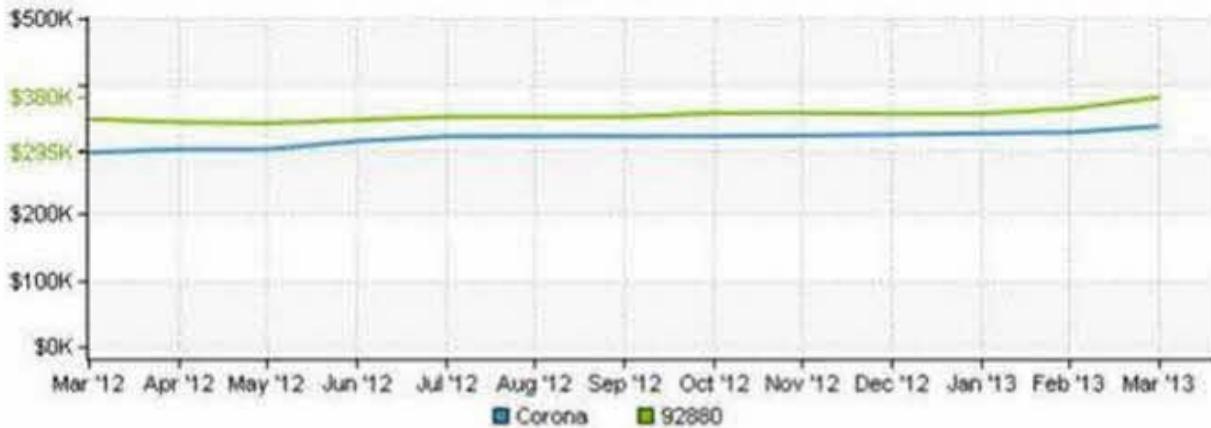
Corona 92880

1 yr 5 yr Max

Median Sales Price

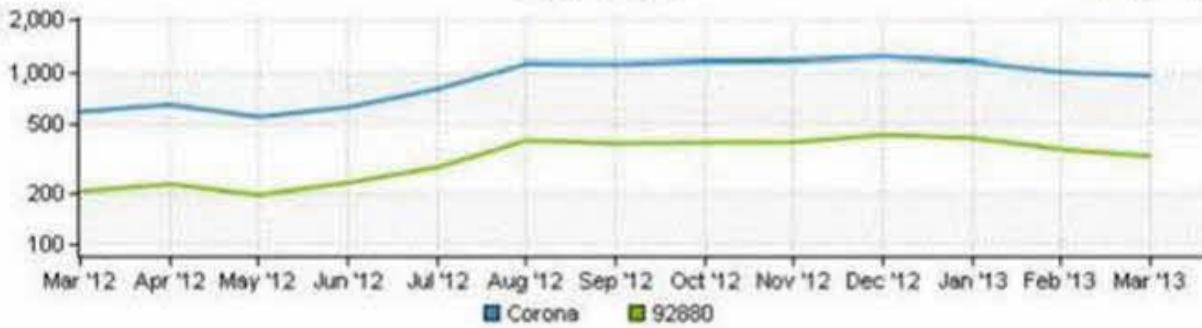
92880 | 1 year

trulia

**Number of Sales**

92880 | 1 year

trulia



Location	Dec - Feb '13	y-o-y	3 months prior	1 year prior	5 years prior
92880	\$380,000	+9.7%	\$354,560	\$346,500	\$450,500
Corona	\$335,250	+13.6%	\$322,500	\$295,000	\$425,000

Want to know more about prices in 92880, Corona? [Ask local experts >>](#)**Corona, 92880 Summary**

The median sales price for homes in ZIP code 92880 for Dec 12 to Feb 13 was \$380,000. This represents an increase of 7.2%, or \$25,440, compared to the prior quarter and an increase of 9.7% compared to the prior year. Sales prices have depreciated 15.6% over the last 5 years in 92880, Corona. The median sales price of \$380,000 for 92880 is 13.35% higher than the median sales price for Corona CA. Average listing price for homes on Trulia in ZIP code 92880 was \$403,208 for the week ending Mar 13, which represents an increase of 3.2%, or \$12,599 compared to the prior week and an increase of 6.3%, or \$23,944, compared to the week ending Feb 20. Average price per square foot for homes in 92880 was \$149 in the most recent quarter, which is 3.87% lower than the average price per square foot for homes in Corona.

SUBJECT PROPERTY PROFILE

Owner	Sandra Tseng		
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo	State	CA Zip Code 92880

Property Detail Report

Subject Property

14127 Tiger Lily Ct
Corona, CA 92880-3225
Riverside County

Owner Info:

Owner Name : Tseng Sandra
Mail Owner Name : Sandra Tseng
Owner Vesting : Single Woman
Tax Billing Address : 14127 Tiger Lily Ct
Tax Billing City & State : Corona CA
Tax Billing Zip : 92880

Tax Billing Zip+4 : 3225
Recording Date : 04/20/2005
Annual Tax : \$5,949
County Use Code : Single Fam Resid
State Use : R01001
Universal Land Use : SFR

Location Info:

Zoning : Sp Zone
Tract Number : 28687
Panel Date : 04/15/1980
Flood Zone Panel : 0602450680A
Flood Zone Code : C

School District : Corona Norco
TGNO : 713-A2
Census Tract : 406.11
Carrier Route : R033

Tax Info:

Tax ID : 144-361-024
Alt APN : 144-361-024
Tax Year : 2011
Annual Tax : \$5,949
Assessment Year : 2012

Improved Assessment : \$256,000
Total Assessment : \$329,000
% Improv : 78%
Tax Area : 27002
Legal Description : .13 Acres M/L In Lot 54 Mb
339/056 Tr 28687
Land Assessment : \$73,000
Lot Number : 54

Characteristics:

Cooling Type : Central
Lot Acres : .13
Garage Type : Attached Garage
Building Sq Ft : 2,757
Stories : 2
Bedrooms : 5
Full Baths : 3
Fireplaces : 1
Water : Type Unknown
Price Per Sq Ft : \$180.99

Heat Type : Central
Lot Sq Ft : 5,663
Garage Sq Ft : 733
Roof Material : Tile
Total Units : 1
Total Baths : 3
Year Built : 2004
Other Impvs : Yes
Sewer : Type Unknown

Last Market Sale:

Recording Date : 04/20/2005
Settle Date : 03/28/2005
Sale Price : \$499,000

Deed Type : Grant Deed
Owner Name : Tseng Sandra
Seller : Trim ark Pacific - Willows Llc

Document No : 309492

Sales History:

Recording Date : 04/20/2005
Sale Price : \$499,000
Buyer Name : Tseng Sandra
Seller Name : Trim ark Pacific - Willows Llc
Document No : 309492
Document Type : Grant Deed

Mortgage History:

Mortgage Date : 03/07/2007	03/07/2007	08/10/2006	08/10/2006
Mortgage Amt : \$167,800	\$417,000	\$163,500	\$417,000
Mortgage Lender : Hsbc Mtg Corp (Usa)	Hsbc Mtg Corp (Usa)	Pmc Bancorp	Pmc Bancorp
Mortgage Type : Conventional	Conventional	Conventional	Conventional

AERIAL MAP

Owner	Sandra Tseng			
Property Address	14127 Tiger Lily Ct			
City	Corona	County	Riverside	State
Client	Law Offices of Michael Y. Lo			

bing Maps

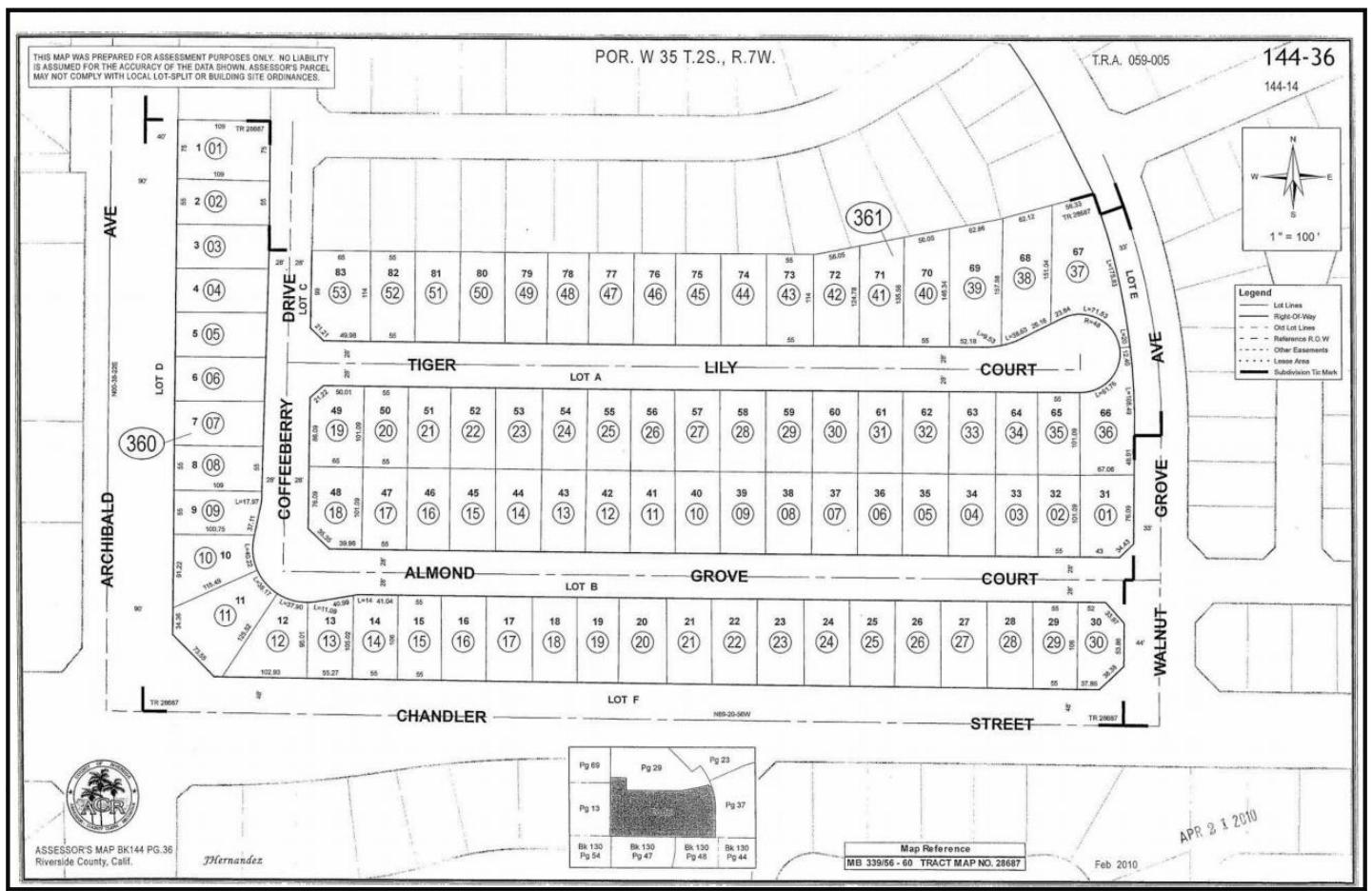
14127 Tiger Lily Ct, Corona, CA 92880

My Notes

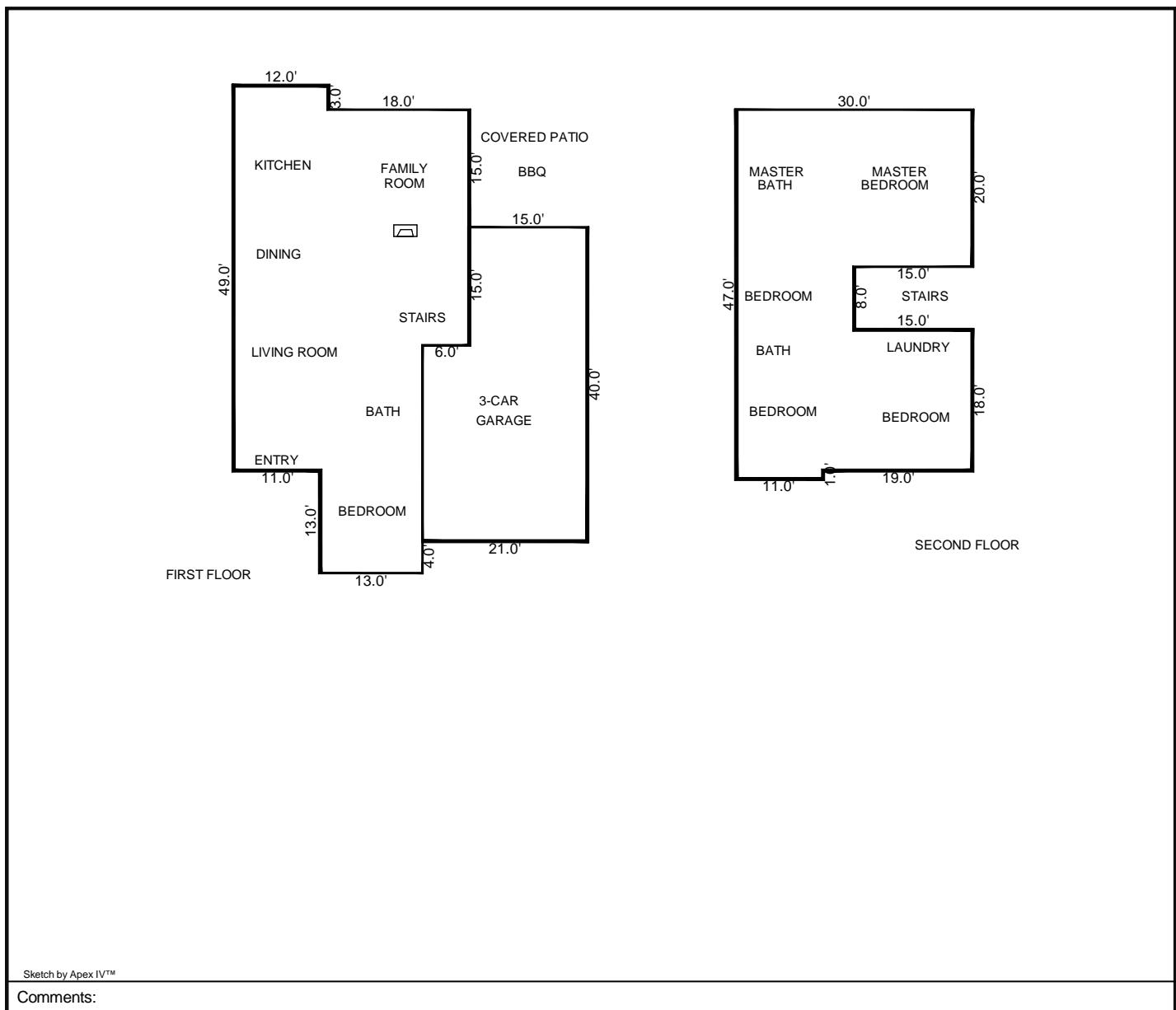
On the go? Use m.bing.com to find maps, directions, businesses, and more

Aerial view of the property location in Corona, CA. The property is located at 14127 Tiger Lily Ct. The map shows surrounding streets and neighborhoods. A blue circle marks the property address. Below is a detailed satellite view of the residential area with streets labeled Alderwood Ave, Tiger Lily Ct, Coffeeberry Rd, Almond Grove, Chandler St, and W. Chubald Ave.

Owner	Sandra Tseng		
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo		



Owner	Sandra Tseng		
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo		



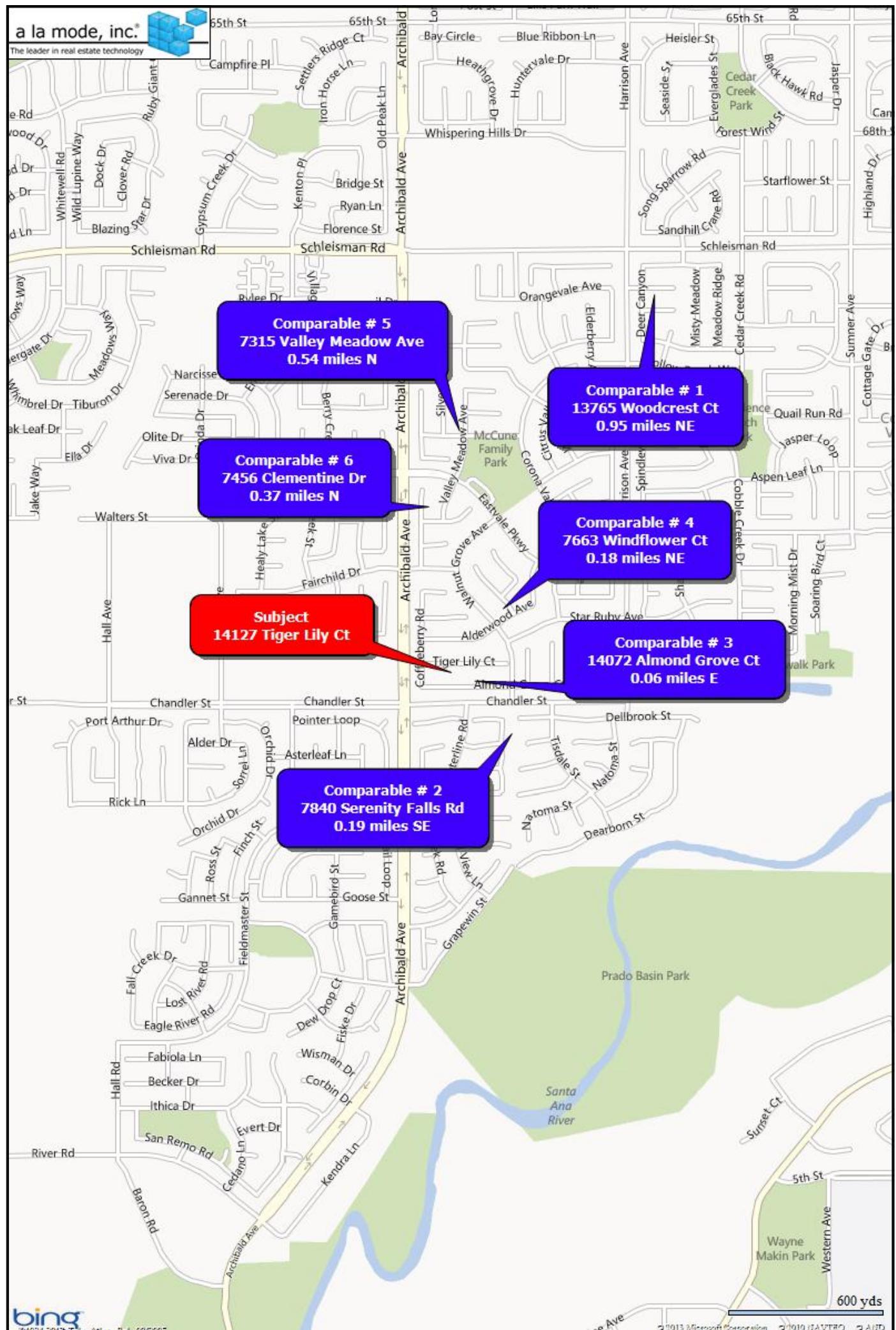
Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1489.00	
	Second Floor	1271.00	2760.00
GAR	Garage	750.00	750.00
TOTAL LIVABLE		(rounded)	2760

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
4.0	x	13.0	52.00
15.0	x	30.0	450.00
15.0	x	30.0	450.00
3.0	x	12.0	36.00
16.0	x	24.0	384.00
9.0	x	13.0	117.00
Second Floor			
18.0	x	30.0	540.00
15.0	x	28.0	420.00
1.0	x	11.0	11.00
15.0	x	20.0	300.00
10 Calculations Total (rounded)			2760

Owner	Sandra Tseng			
Property Address	14127 Tiger Lily Ct			
City	Corona	County	Riverside	State
Client	Law Offices of Michael Y. Lo	Zip Code	92880	



Subject Photo Page

Owner	Sandra Tseng		
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo		



Subject Front

14127 Tiger Lily Ct
Sales Price
Gross Living Area 2,760
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 5560 sf
Quality Q3
Age 9



Subject Rear



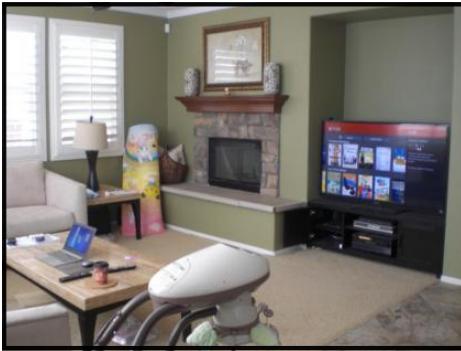
Subject Street

Interior Photos

Owner	Sandra Tseng		
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo	State	CA
Zip Code	92880		



LIVING ROOM



Family Room



Kitchen



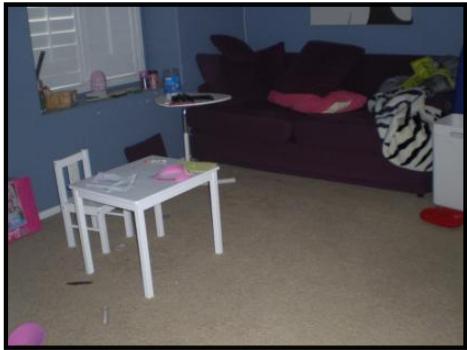
BEDROOM #1



BEDROOM #2



BEDROOM #3



BEDROOM #4



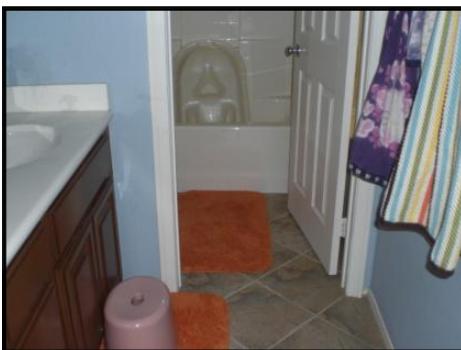
BEDROOM #5



BATH #1



BATH #2



BATH #3



PATIO/BBQ

Comparable Photo Page

Owner	Sandra Tseng		
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo	State	CA
		Zip Code	92880



Comparable 1

13765 Woodcrest Ct
Prox. to Subject 0.95 miles NE
Sale Price 330,000
Gross Living Area 2,819
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 6534 sf
Quality Q3
Age 11



Comparable 2

7840 Serenity Falls Rd
Prox. to Subject 0.19 miles SE
Sale Price 330,000
Gross Living Area 2,705
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 8276 sf
Quality Q3
Age 7



Comparable 3

14072 Almond Grove Ct
Prox. to Subject 0.06 miles E
Sale Price 300,000
Gross Living Area 2,757
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 5662 sf
Quality Q3
Age 9

Comparable Photo Page

Owner	Sandra Tseng		
Property Address	14127 Tiger Lily Ct		
City	Corona	County	Riverside
Client	Law Offices of Michael Y. Lo		



Comparable 4

7663 Windflower Ct
Prox. to Subject 0.18 miles NE
Sale Price 350,000
Gross Living Area 2,356
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 6098 sf
Quality Q3
Age 12



Comparable 5

7315 Valley Meadow Ave
Prox. to Subject 0.54 miles N
Sale Price 344,500
Gross Living Area 2,975
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 6534 sf
Quality Q3
Age 12



Comparable 6

7456 Clementine Dr
Prox. to Subject 0.37 miles N
Sale Price 313,400
Gross Living Area 2,600
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 5663 sf
Quality Q3
Age 12



EXHIBIT C



TELEPHONE NUMBERS:

Home:
Work

SANDRA TSENG
14127 TIGER LILY COURT
CORONA CA 92880-3225

PROPERTY ADDRESS: 14127 TIGER LILY COURT
CORONA CA 92880-3225

Loan Number:	8297519
Statement Date:	03/15/2013
Due Date:	04/01/2013
Current Principal Balance:	\$382,746.23
Deferred Interest:	\$0.00
Current Interest Rate:	2.12500%
Current Escrow Balance:	\$1,904.71
Escrow Overdraft Balance:	\$0.00
Unapplied Funds Balance:	\$0.00
Current Payment Amount:	\$2,273.14
Delinquent Payments Due:	\$0.00
Unpaid Late Charges Due:	\$0.00
Unpaid Other Fees Due:	\$0.00
TOTAL AMOUNT DUE:	\$2,273.14
Year to Date Principal Paid:	\$5,081.66
Year to Date Taxes Paid:	\$2,850.24
Year to Date Interest Paid:	\$3,615.94

* Please refer to Mortgage Interest Statement sent in January for IRS reporting information.

TRANSACTION ACTIVITY SINCE LAST STATEMENT

Due Date	Date	Description	Total Received	Interest	Principal	Escrow and Other Fees	Late Charges and Other Fees	Other/Optional Products	Unapplied Funds
03-12	03-13	COUNTY TAX	\$2,850.24-			\$2,850.24-			
03-15	03-13	PAYOUT	\$2,273.14	\$679.59	\$1,019.93	\$573.52			
03-15	04-13	SPEED FAX FEE	\$20.00				\$20.00		

As of February 1st, 2013, the hours of operation for our Customer Service Department will be 8:30am - 8:30pm ET Monday thru Friday. A Customer Service representative will no longer be available on Saturday or Sunday. Our Automated Response Line is available 24 hours a day, 7 days a week. If you are registered for HSBC's internet banking, you can also send a secure e-mail through our website at www.us.hsbc.com.

Detach at perforation and return payment coupon with payment.

082975195 0000227314 0000235812 7

**HOME EQUITY LINE OF CHOICE
MONTHLY STATEMENT**

Toll Free Customer Service: 1-800-338-4626
Visit us at www.us.hsbc.com

SANDRA TSENG
14127 TIGER LILY COURT
CORONA CA 92880-3225

ACCOUNT NUMBER:	8297522
BILLING DATE:	08/15/2012
CURRENT DUE DATE:	09/10/2012
DAYS IN BILLING PERIOD:	33
CREDIT LINE LIMIT:	167,800.00
NEW BALANCE:	171,634.30
AVAILABLE CREDIT:	0.00
ESCROW BALANCE:	0.00
CURRENT PAYMENT AMOUNT:	595.63
PAST DUE AMOUNT:	3,238.67
TOTAL AMOUNT DUE:	3,834.30
IF PAID AFTER 09/25/2012	3,862.75

PROPERTY ADDRESS: 14127 TIGER LILY COURT
CORONA, CA 92880

ACCOUNT SUMMARY**How we arrived at your new balance:**

PREVIOUS BALANCE	+ ADVANCES, LATE CHARGES AND FEES	- CREDITS & PAYMENTS	+ FINANCE CHARGES	+/- CREDIT/DEBIT	= NEW BALANCE
\$171,038.67	\$26.72	\$.00	\$568.91	\$.00	\$171,634.30

How we arrived at your payment due:

	BALANCE	FINANCE CHARGES/FEES	PRINCIPAL DUE	ESCROW DUE	LATE CHARGES AND FEES	CURRENT PAYMENT AMOUNT
HOME EQUITY LINE OF CHOICE	\$167,800.00	\$568.91	\$.00	\$.00	\$26.72	\$595.63
LOAN 1	LOAN AVAILABLE					
LOAN 2	LOAN AVAILABLE					
LOAN 3	LOAN AVAILABLE					
LOAN 4	LOAN AVAILABLE					
TOTAL	\$167,800.00	\$568.91	\$.00	\$.00	\$26.72	\$595.63

The security instrument you signed gives us the right to inspect the mortgaged property and to take other action to protect the value of the property or our rights in the property. Once your account has become past due, HSBC will order an inspection to determine the condition of the property and will continue to inspect at least every thirty (30) days until the account becomes current. In addition, HSBC will order a property valuation and, if the loan or line of credit is a second mortgage, a title update. The costs associated with obtaining these items will be added to the amount due and will be secured by the property, as provided in your security instrument.

Please note that this is an attempt to collect a debt and any information obtained will be used for that purpose.

We are here to help you and we have workout options available. Don't be fooled by Foreclosure and Modification Rescue Scams that are popping up at an alarming rate nationwide. HSBC Bank USA, N.A. should be your starting point for finding options to avoid foreclosure. Speak with someone in our Loss Mitigation Department at 1-800-338-8441 or visit our website for more information at <http://www.us.hsbc.com/1/2/3/personal/home-loans>. Click on the link: "Facing mortgage and home equity payment difficulties" to learn more.

Retain this portion of the statement for your records

082975225 0000383430 0000386275 2

RECORDING REQUESTED BY
CIR LAW OFFICES, LLP

WHEN RECORDED MAIL TO
NAME ELENA PEREZ

MAILING CIR LAW OFFICES, LLP
ADDRESS 8665 GIBBS DR STE 150

CITY, STATE SAN DIEGO CA
ZIP CODE 92123

DOC # 2011-0039791

01/25/2011 04:47P Fee:26.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	(A)	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

NOTICE SENT T: CTY UNI 043

TITLE(S)

27 C

ABSTRACT OF JUDGMENT

Legal
Solutions
Co. PLUS

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number) Recording required by and return to:		(800) - 496 - 8909	
TARA MUREN SBN Bar #: 260154			
MANDIE BULLOCK SBN Bar #: 259437			
CIR LAW OFFICES, LLP			
8665 GIBBS DR. SUITE 150			
SAN DIEGO CA 92123 File No.: 353208-7			
<input checked="" type="checkbox"/> ATTORNEY FOR		<input checked="" type="checkbox"/> JUDGMENT CREDITOR	<input type="checkbox"/> ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE

STREET ADDRESS: 4050 MAIN STREET

FOR RECORDER'S USE ONLY

MAILING ADDRESS:

CITY AND ZIP CODE: RIVERSIDE CA 92501

BRANCH NAME: COUNTY OF RIVERSIDE, RIVERSIDE COURT - LIMITED CIVIL

PLAINTIFF: DISCOVER BANK

CASE NUMBER:
RIC10019092

DEFENDANT: SANDRA TSENG

FOR COURT USE ONLY

**ABSTRACT OF JUDGMENT—CIVIL Amended
AND SMALL CLAIMS**

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

SANDRA TSENG
14127 TIGER LILY CT
CORONA CA 92880

Unknown

Unknown

b. Driver's license No. and state:

c. Social Security No.: 8744

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): SANDRA TSENG, 14127 TIGER LILY

CT CORONA CA 92880

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

DISCOVER BANK
C/O CIR LAW OFFICES, LLP
8665 GIBBS DR. SUITE 150
SAN DIEGO CA 92123

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 1/13/2011

MANDIE BULLOCK

(TYPE OR PRINT NAME)


(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:

\$ 13,142.72

10. An execution attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

7. All judgment creditors and debtors are listed on this abstract.

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

8. a. Judgment entered on (date): 12/16/2010

12. a. I certify that the following is a true and correct abstract of judgment entered in this action.

b. A certified copy of the judgment is attached.

b. Renewal entered on (date):

9. This judgment is an installment judgment.



This abstract issued on (date):

JAN 21 2011

Clerk, by

Deputy

**ABSTRACT OF JUDGMENT—(CIVIL)
AND SMALL CLAIMS**

PLAINTIFF: DISCOVER BANK	CASE NUMBER:
DEFENDANT: SANDRA TSENG	RIC10019092

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment Creditor (name and address):

14. Judgment Creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

17. Name and last known address

Driver's license No. & state:

Unknown

Social Security No.:

Unknown

Summons was personally served at or mailed to (address):

Unknown

Unknown

Driver's license No. & state:

Summons was personally served at or mailed to (address):

Unknown

18. Name and last known address

19. Name and last known address

Driver's license No. & state:

Unknown

Social Security No.:

Unknown

Summons was personally served at or mailed to (address):

Unknown

Unknown

Driver's license No. & state:

Summons was personally served at or mailed to (address):

Unknown

20. Continued on attachment 20

EXHIBIT D

1 Michael Y. Lo, Esq.
2 Bar # 101702
3 Law Offices of Michael Y. Lo
4 506 North Garfield Avenue, #280
5 Alhambra, CA 91801
6 Telephone: (626)289-8838
7 Attorney for Debtor

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

10 In re Case # 6:13-bk-14571-MJ
11 Sandra Tseng, Chapter 13

**DECLARATION OF TONY HWANG
(APPRASIER)**

Debtor.

DECLARATION OF TONY HWANG

I, TONY HWANG, declare as follows:

1. I am the above-named declarant and if called upon to testify, I would do so competently and state under oath that the information provided herein is true and correct of my own personal knowledge.

2. This declaration is submitted in support of Debtor's motion to value property and to strip fully the under secured junior lien.

3. I have been actively engaged in the area of real estate appraising since 1985.

1 4. Attached to my declaration as Exhibit "C" and incorporated by reference is a true and correct
2 copy of the appraisal prepared by me in support of my opinion that the subject property in its
3 present condition is worth approximately \$325,000 exclusive of commission upon a sale.
4 5. Filed concurrently with said appraisal, (Exhibit "D") is a copy of my resume which demonstrates
5 my qualifications as an appraiser.

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7 I declare under penalty of perjury that the within declaration is true and correct and that this
8 declaration was executed in the City of San Pedro, State of California on March 25, 2013.

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Tony Hwang

TONY HWANG
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TORRANCE, CA 90502
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RESUME

EDUCATION:
BA-FINANCE, UNIVERSITY OF OREGON, 1979

LICENSES:
CALIFORNIA REAL ESTATE SALES 1980 AND BROKER SINCE 1984
CALIFORNIA CERTIFIED GENERAL APPRAISER SINCE 1992

WORK EXPERIENCE:
CURRENT: INDEPENDENT APPRAISER SINCE 1988 AND STATE CERTIFIED
SINCE 1992. PRIMARYLILY APPRAISING 1-4 UNITS, APARTMENTS AND
COMMERCIAL/INDUSTRAIL PROPERTIES.

PAST: STAFF APPRAISER: STARTED APPRASING AS A STAFF APPRAISER
FOR GIBRALTAR SAVINGS FROM 1985 TO 1986. CONTINUED AS A STAFF
APPRAISER FOR DOWNEY SAVINGS FROM 1986 TO 1988.

SERVICE COVERAGE AREA:

SOUTHERN CALIFORNIA(LOS ANGELES COUNTY, ORANGE COUNTY, SAN
BERNARDINO COUNTY AND RIVERSIDE COUNTY).

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PROFESSIONAL REFERENCES:

1. T.J. FINANCIAL, INC.:FRANKLIN WONG, (310)375-6013, (310)897-2127
181 W. HUNTING DR. #108, MONROVIA, CA 91016

2. UNION BANK:GEORGE VELAZQUEZ, (714)990-7401
145 S. STATE COLLEGE BLVD. #600, BREA, CA 92821

3. SUPREME FUNDING CORP:TONY WU:(626)309-1968, CELL:(626)617-7848
9228 LAS TUNAS DR. TEMPLE CITY, CA 91780

4. LIGHTHOUSE FINANCIAL:Betty Chang:(626)447-5995, CELL:(626)375-8115
172 W. LIVE OAK AVE. ARCADIA, CA 91007

5. CCL LENDING:VIVIAN CHAN:(626)281-2030, CELL:(626)712-9087
9124 LAS TUNAS DR. TEMPLE CITY, CA 91780

AND MORE, UPON REQUEST.